

Sheila Kramer
Owner Builder Network
7102 FM 1488
Magnolia, TX 77354

RE: **28242 Forest Green Dr, Magnolia, TX 77355**

Dear Sheila:

I want to thank you, Brad and the rest of your staff for helping me build my beautiful home in High Meadow Ranch. The cost ended being higher than my projections primarily because I purposely went overboard on certain items important to me including 1) 100% Brick, 2) Extra woodwork and molding, 3) superior granite on all counter tops, 4) travertine and granite tile plus wood flooring, and 5) plumbing fixtures.

The final cost was \$77.73 per square foot based on 4900 square feet of covered area and \$101.13 per square foot based on 3766 square feet of living space. I know I saved a minimum of \$75,000 to \$100,000 by using your services and acting as the General Contractor versus hiring a Custom Builder.

I normally got three OBN bids and one or two outside bids on each segments of the process and used your suppliers over 70% of the time.

I made up a list of jobs and graded each Contractor/Supplier in different areas which is attached.

There are certain members of your staff I want to be sure to recognize for their extraordinary efforts:

Brad – A wealth of knowledge and ideas. Always willing to dig in and solve problems.

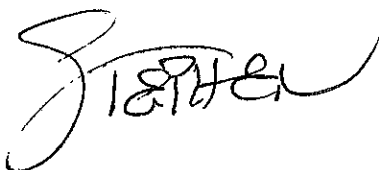
Cindy – Great ideas, very responsive and organized.

Gayle – Excellent receptionist always made me feel welcome and tracked down anyone I needed to talk to.

Sheila – You have been very professional and continuously demonstrated you expertise and willingness to solve any problem whether they were part of your program or not.

I know I have been a difficult and demanding client at times and I sincerely appreciate everyone's effort on my behalf. I will continue to recommend you to anyone who is wants a quality home at an excellent price. Most importantly it was fun and gives me a great sense of accomplishment every time I look at my new home.

Sincerely yours,



Stephen Sampaulesi
RE/Max Broker Associate
Talk Fusion Associate